



## Elmfield Road, North Chingford, London E4 7HU

Located within walking distance of Chingford mainline station is a superbly extended and generously sized three/four bedroom Semi Detached family residence.

## Asking Price Of £695,000

- Semi Detached Family Home
- 30FT Generous Through Lounge
- Extended 18FT Kitchen / Diner
- Ground Floor Guest WC
- Garage / Off Street Parking
- Walking Distance Of Chingford Station



## Property Description

Coultons are delighted to offer a beautifully extended three/four bedroom Semi Detached family home situated in a tree lined turning in the much sought after North Chingford area.

This exceptional property is nestled on a larger than average plot of land, with an adjacent garage and a private drive providing off street parking for multiple vehicles and scope to add a double storey side extension, plus potential to extend in the loft space subject to the usual planning consent. The property has been tastefully extended on the ground floor level and currently benefits from a generously sized kitchen/diner and a fourth bedroom/family room situated at the end of the through lounge and over looking the lovely garden. This room provides flexible accommodation for larger families living with an elderly parent or those with older children who would benefit from a ground floor bedroom or simply as an extension of the living space.

The lovely rear garden is wider than average, well established and extends to approximately 70ft in depth with a spacious patio area, and pond to the rear. The attached garage has been modified and recently refurbished to store a large vehicle.

Chingford Station (TFL zone 5) is within approx. a 10 minute walk of this property and approximately 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow. There are many bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

For parents concerned about schools there is a good range to choose from, both primary and secondary. Saint Mary's Catholic Primary School is rated outstanding by Ofsted. Parkside Primary School and Whitehall Primary School are all rated "Good" by Ofsted. Chingford Foundation Sixth Form College is currently rated outstanding.

This superb family home is situated on the door step of the capital's largest open space, the ancient Epping Forest, within an area of outstanding natural beauty and within an 8 minute walk of a vibrant high street offering a range of restaurants, cafes, boutiques and bars. North Chingford is a highly desirable location for those who are looking to remain in London with a flavour of the village life and good community spirit.

We highly recommend booking an internal inspection to fully appreciate this exceptional property and it's many features to avoid disappointment.

### ENTRANCE HALL

Coved to ceiling, radiator, tiled flooring, under stairs storage cupboard housing gas and electric meters, doors to through lounge, guest cloakroom and kitchen/diner

### THROUGH LOUNGE

Double glazed bay window to front aspect, coved to ceiling, wood flooring, two radiators, feature brick build fireplace, double glazed doors to rear.

### GROUND FLOOR GUEST CLOAKROOM

Low level flush WC, extractor fan, fully tiled, tiled flooring.

### KITCHEN / DINING ROOM

Fully fitted kitchen comprising of a range of wall and base units, Butlers sink unit with mixer tap, space for gas range, fitted extractor hood, integrated microwave oven, integrated dishwasher, washing machine, tiled flooring, radiator, double glazed windows to rear aspect, double glazed patio doors leading to garden. Door providing access to bedroom four.

### GROUND FLOOR BEDROOM

Skylight, double glazed windows to rear aspect, spot lights, wood flooring, radiator

#### FIRST FLOOR LANDING

Doors to bedrooms and family bathroom, double glazed window to side aspect, carpeted flooring, loft hatch

#### MASTER BEDROOM

Double glazed window to front aspect, carpeted flooring, radiator, fitted floor to ceiling wardrobes, coved to ceiling

#### BEDROOM TWO

Double glazed window to rear aspect, carpeted flooring, radiator, coved to ceiling

#### BEDROOM THREE

Double glazed window to rear aspect, laminated flooring, radiator

#### FAMILY BATHROOM

Double glazed window to front aspect, Four piece white suite comprising of low level WC, wash hand basin with mixer tap, panel enclosed bath, separate shower cubicle, floor to ceiling tiles, tiled flooring, radiator

#### REAR GARDEN

Part paved, mainly laid to lawn with mature shrub borders, paved foot path leading to pond. Covered seating area over patio

#### GARAGE

Recently refurbished interior, spot lights, tiled flooring, electricity and lighting, electric up and over door, electric car tracking system.

#### PRIVATE DRIVEWAY

Providing off street parking for multiple vehicles.







Tenure

Freehold

Elmfield Road, Chingford, E4

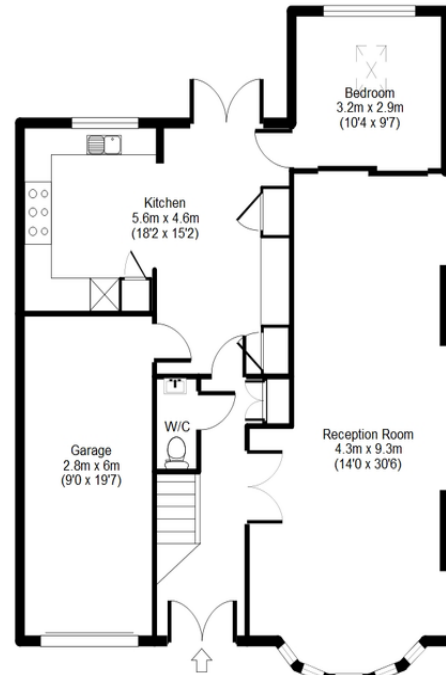
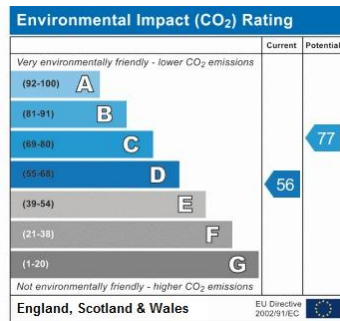
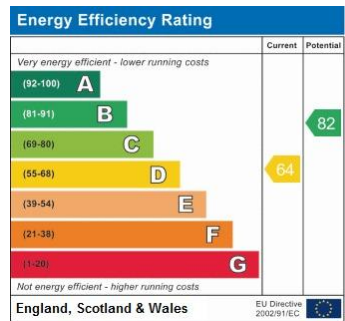
APPROX GROSS INTERNAL FLOOR AREA: 1515 sq. ft / 141 sq. m inc Garage

Council Tax Band

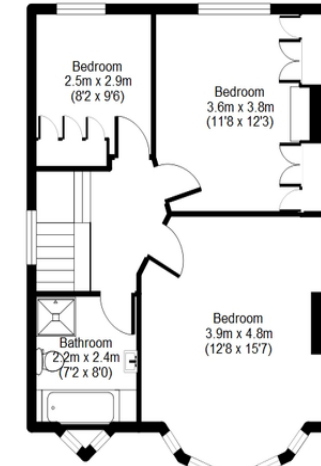
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Viewing Arrangements

Strictly by appointment



Ground Floor



First Floor

For identification purposes only  
Measurements are approx and not to scale



Coultons Chingford

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.